

COMMISSIONERS APPROVAL

CHILCOTT

LUND 

THOMPSON 

TAYLOR (Clerk & Recorder)

Date.....May 19, 2006

Members Present.....Commissioner Greg Chilcott and Alan Thompson

Minutes: Glenda Wiles

The Board met to review the request for final approval on the Arrow Hills Ranch Subdivision. Present at this meeting was Civil Counsel James McCubbin, Planner Renee Van Hoven, Planner Shaun Morrell, Consultant John Kellogg and Property Owner Brad Mildenberger.

James indicated the settlement agreement has two minor issues: it needs an attached Exhibit A, which they can attach now. A good amount of email correspondence shows everyone is clear on what Exhibit A is (PCI's estimate of probable cost dated March 20, 2006). Brad asked if this was the new estimate. John stated Tom Hansen used this as the basis for the \$90,000.00. Brad stated that was acceptable. The other issue is the date of May 17th when today is May 19th, so the actual date will be May 19th, not the 17th of May, since it is being signed this date. With those notices, the Settlement agreement is complete and appears to be ready for signatures. James stated he did not review this word-for-word, but reviewed the County's portion and other important sections. If the Commissioners want to review word-for-word they can do that.

The Letter of Credit and Subdivision Improvement Agreement states the owner, who is Mildenberger Group, shall provide an initial letter of credit and a new letter of credit to be replaced by Shiloh Group. James stated the issues are: the letter of credit is in the County's favor for Peterson and Brad Mildenberger and these names are not the same as the Subdivision Improvement. James wants to make it clear that the names are for the Subdivision Improvement Agreement. The other issue in replacing the letter of credit is the language addressing an irrevocable letter of credit issued by First Security Bank, which is pre-approved by the County. James stated the County did not pre-approve a Letter of Credit by First Security Bank; rather, they reviewed a Letter of Credit from the Ravalli County Bank. Thus the Commissioners are going to be approving the 'form' of the Letter of Credit and will want to review the actual Letter of Credit from First Security Bank. Also, the improvement agreement has a date of May 16th, but is being signed on May 19th by the Commissioners.

With those clarifications, the planning staff stated everything is in place; the final plat appears to be approvable.

Brad stated he would bring in the Letter of Credit the latter part of next week. James stated he can review this when it comes in. James asked Brad what his relationship is with Arrow Hill II, LLC. Brad stated that is a partnership. James noticed a blank on the signature line. James asked if Mary Borden was reachable in regard to filling in one of the blanks. Mary was placed on speakerphone and stated she notarized Brad's signature yesterday and she is comfortable with James writing in the word 'partner' on the blank line where Brad's signature was notarized.

Commissioner Thompson stated with the letter from the planning department and their review, the subdivision improvement agreement, the settlement agreement and the final plat of Arrow Hill Ranch with the attachment of Exhibit A as discussed this date, he would make a motion to approve of the final plat. Commissioner Chilcott seconded the motion. Commissioner Thompson said this motion is pursuant to the improvement agreement and recommended the release of the original Letter of Credit when a new Letter of Credit is received, reviewed and approved by Civil Counsel. Both voted "aye".

Information Technologies Joe Frolich met with available department heads and a representative from University of Montana for a review of new features available to Ravalli County residents, via the Internet. Ravalli County hosts the website. Next year's budget will include a number of additional programs that will enhance the website for the user, such as: Minutes for Commissioners and Planning Board can be archived and available online.

The U of M representative explained that choices could be made to publish whole or part of entries. For anything engineered for a webpage, the most important part is designing the database. Proper design will allow for searches that add dimension to what would normally be available through a spreadsheet process. It can be set up to show or hide certain data, while maintaining it within the program's memory.

County holidays can be shown in list form or individually, as each holiday approaches.

Forms can be filled out online, saving time within departments. Some limitations are in place, when signatures are required, for instance. Calendar dates can automatically erase when they have passed.

Letterheads, in various sizes, can be made that will not lose clarity when a larger size is used. The Commissioners thanked Joe for his hard work.